WARRANTY DEED

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

KCassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF October, 2017.

Meagan Masseria
Notary Public

MY COMMISSION EXPIRES: 2-13-2021
(AFFIX SEAL)

MEAGAN MASSERIA NOTARY PUBLIC MECKLENBURG COUNTY, N. C.

Bill Garrett Davidson County
Batch# 19279 DEEDWARR
10/30/2017 10:53:01 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20171030-0110877

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CSH PROPERTY ONE, LLC	c/o Colony Starwood Homes	
(NAME)	(NAME)	
8665 E Hartford Drive STE 200	8665 E Hartford Drive STE 200	172-08-0B-021.00 CO
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA GAIL HAMILTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CSH PROPERTY ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** C/O Colony Starwood Homes, 8665 E Hartford Drive STE 200, Scottsdale, AZ 85255, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Revised Final Plat, Bridle Downs, Phase One, as shown on plat of record in Plat Book 6900, Pages 701, 702 and 703, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John V. Bailey and wife, E. Marie Bailey by Warranty Deed from William E. Frasch and wife, Sherry E. Frasch d/b/a Frawood Custom Builders, dated July 31, 1990, of record in Book 8165, Page 357, Register's Office for Davidson County, Tennessee. John V. Bailey died on April 24, 2015 leaving E. Marie Bailey as sole surviving Tenant by the Entirety. E. Marie Bailey aka Emma Marie Bailey died on February 29, 2016. Patricia Gail Hamilton is the devisee under the Will of E. Marie Bailey probated Docket No. 17P1216, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 304 Masterpiece Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of October, 2017

PATRICIA GAIL HAMILTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Gail Hamilton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of October, 2017.

Commission expires:

Notary Public